



This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

A horizontal scale bar with a solid black line at the top and bottom. Inside, there are dashed lines forming a grid. A small circle is positioned in the center of the scale bar.

BOUNDARY LINE  
PROPOSED LOT LINE  
CENTERLINE  
SETBACK LINE  
PROPERTY MARKER FOUND  
EXISTING EASEMENT LINE  
PROPOSED EASEMENT LINE



1. EXISTING ZONING: (CC)CENTRAL CITY DISTRICT
2. TOTAL LOT AREA :  $\pm$  44,201 S.F. (1.01 ACRES)  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (C-2)
3. LOT DIMENSIONS ARE AS FOLLOWS:

	CC DISTRICT	PROPOSED
MIN. LOT AREA	N/A	1.01 ACRES
MIN. LOT WIDTH	45'	±132'
SETBACKS		
FRONT YARD	WITHIN 2' OF AVERAGE SETBACK OF THREE ADJACENT BUILDINGS MAXIMUM 15'	±1.5'
SIDE YARD	N/A	±1'
REAR YARD	N/A	±3.9'
MAX. BUILDING HEIGHT	6 STORIES	6 STORIES <sup>1</sup>
MAX. BLDG. COVERAGE	N/A	±51%
MAX. LOT COVERAGE	N/A	±76%
PARKING	NOT REQUIRED	48 SPACES

\*VARIANCES/ WAIVERS MAY BE REQUIRED BASED UPON DETERMINATION OF STREET CLASSIFICATION.

4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.

7			
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		REVISIONS	BY

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

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# ALTA VISTA

CITY OF ROCHESTER, MONROE COUNTY, NEW YORK

**BERO—AMERICAN DEVELOPMENT**  
954 CLIFFORD AVE  
ROCHESTER, NY 14621

334 CENTROID AVE.  
ROCHESTER, NY 14621

# CONCEPTUAL SITE PLAN

PROJECT MANAGER	DATE
JL SWEDROCK	
PROJECT ENGINEER	DATE
JL SWEDROCK	
DRAWN BY	DATE
A SPENCER	
SCALE	DATE ISSUED
1"=20'	SEPT 2021
PROJECT NO.	
2744	
DRAWING NO.	